



US GENERAL SERVICES ADMINISTRATION
NATIONAL CAPITAL REGION
301 7th Street, Southwest, Washington, District of Columbia 20407



BUILDING EVALUATION REPORT
of the
AGRICULTURAL ANNEX BUILDING
BUILDING NUMBER : DC0004ZZ

12th and C Streets, Southwest
Washington, District of Columbia 20024

PREPARED BY:

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GSA Contract #: GS11P07YAC
EMG Project #: 83688.07R-001.021
Date of Report: August 29, 2008
Date of Site Visit: September 13, 2007 through September 26, 2007



1. EXECUTIVE SUMMARY

The U.S. General Services Administration (GSA), otherwise known in this report as the "Client", contracted with EMG to conduct a comprehensive Building Condition Assessment (BCA) consisting of field observations, document review and related due diligence tasks of the subject property, USDA Cotton Annex located at 300 12th Street, Southwest in Washington, District of Columbia. The BCA was performed on September 4 through September 14, 2007.

The U.S. Department of Agriculture (USDA) Cotton Annex presently houses offices for the Department of Agriculture. Originally the Cotton Annex served as the primary building within which the classification and standardization of cotton processes took place.

The Cotton Annex occupies a 1.71 acre lot on the northwest corner of the intersection of 12th Street and C Street in Southwest Washington, D.C. An unnamed access road borders the east side of the property. The L-shaped building, constructed circa 1934, consists of a six story rectilinear block with a smaller six story rectilinear block appended to the southwest corner. An enclosed stairwell was added in 1986 and protrudes from the intersection of the southeast corner of the front block and the southwest corner of the rear block. The building sits atop a basement clad in limestone, and the original L-shaped footprint of the Cotton Annex remains intact.¹

Generally, the subject property was constructed within industry standards, has been well maintained over recent years, and appeared to be in good overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years. The building is reportedly being decommissioned and most interior spaces are unoccupied. There have been no reported capital improvement expenditures in the past several years.

¹ National Register of Historic Places Continuation Sheet, OMB No. 1024-0018, Page 1



Asset Detail Report

by Asset Name

Region: 11 - National Capital Region
Service_Center: DC Service Center

Asset Name: Agriculture South Annex (Cotton)
Asset Number: DC0004ZZ

STATISTICS

FCI Requirements Cost:	5,437,017	FCI:	0.19
Total Requirements Cost :	5,512,741	RI:	0.19

Current Replacement Value	28,935,500	Address 1	12th & C Sts SW
Size	89,032 SF	Address 2	-
Year Constructed	1937	City	Washington, DC
Year Renovated	-	State/Province/Region	Washington, DC
Commission Date	-	Zip/Postal Code	20024
Decommission Date	-	Architect	-
Ownership	Other	Historical Category	Eligible or On Register
Floors	8	Construction Type	-
Type	Building	Use	Office

PHOTO



Overall view of the building

ASSET DESCRIPTION

GENERAL PROPERTY DESCRIPTION

The Cotton Annex was completed and dedicated in 1937. The structure built is the northwest quadrant of the original design, which featured a C-shaped plan with an exterior court yard. Standing seven and a half stories, the building functioned as office and warehouse space. Warehouses were located on the half or mezzanine floors. The warehouse levels were converted, circa 1970, to office space and function as such today. The exterior facade is void of ornamentation. The most decorative elevation faces 12th Street, which is composed of several shades of brick ranging from buff tan to darker brown.

MECHANICAL

Steam for the central heating system is supplied from a central steam plant. A single condensate tank is located in the main basement mechanical room.

Chilled water for the central cooling system is supplied from a central chilled water plant.

All costs in USD.

The steam and chilled water supply the air handling units and the radiators.

Air distribution is provided to supply air registers by ducts concealed above the ceilings. Return air comes from the corridors. The heating and cooling system are controlled by local thermostats.

Heating and cooling are provided in the most of the building by large capacity air handling units equipped with heating and cooling coils. The air handling units are located throughout the building and are supplied with steam and chilled water by the central system. Mixing boxes are located at throughout the building.

Supplemental cooling, during the period when the central chiller plant not operating, is provided by a Trane 60 ton air cooled chiller. This unit is located on the roof and serves offices in the mezzanine area.

Three window air conditioning units are located in the computer training rooms in the basement and two window units are located in 5th floor offices.

Special cooling and air handling units are provided for the tobacco vault area.

Split system air conditioning is provided for both elevator machine rooms.

The two compressors and air dryer for the building controls are located in a basement mechanical room.

The bathrooms and other areas are ventilated by mechanical exhaust fans. Large capacity ventilation fans are mounted on the sixth floor and are connected by concealed ducts to each ventilated space.

PLUMBING

The plumbing systems include the incoming water service, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are copper. The soil and vent systems are reported to be cast iron.

The water meter is located in the main basement mechanical room.

Water pressure is maintained throughout the building by a water pressure booster pump system consisting of three pumps and a controller.

Domestic hot water is supplied by the central steam system. The central hot water system consists of a heat exchanger and circulating pump. During the non heating season, domestic hot water is supplied by one 85-gallon electric water heaters. The water heater and heat exchanger are located main basement mechanical room.

Drinking fountains are located throughout the building.

The restrooms have commercial-grade fixtures and accessories including water closets and lavatories.

GAS DISTRIBUTION

Not applicable. The property is not supplied with natural gas.

ELECTRICAL POWER DISTRIBUTION:

The main electrical is supplied from the Agricultural South Building. Service size is 500 kva at 13,200 volts which is transformed at the building to 120/208 volts and fed via a 1600 amp busway to the main GE switch panel with a service of 1,200 Amps, 120/208 volt, 3 phase four-wire alternating current (AC). The power is not metered.

The main switchgear provides for 1,200 Amp power distribution with an digital and analog instrumentation for voltage and amperage monitoring. The power is distributed to three distribution panels located in various basement areas.

The penthouse elevator rooms have motor control centers. The centers are powered from the distribution panels in the basement. Starters in the cabinet are for the elevators and associated systems. Each elevator variable speed drive is electrically isolated with a transformer to reduce harmonics.

Electrical power to individual mechanical equipment throughout the building typically has an individual safety switch and an individual manual enclosed starter, if required, mounted locally.

GROUNDING:

The main transformers are grounded and are electrically connected to the cold water service, metal superstructure and rebar in the foundation.

All costs in USD.

LIGHTNING PROTECTION:

The building is not protected against lightning strikes by a lightning arresting grid system.

SECONDARY POWER DISTRIBUTION:

Each floor has an electrical room in the core of the building and are stacked vertically powered with a busway from basement switchgear. Each floor's electrical room contains a general panel for lighting and receptacles.

Each common area toilet room has a GFCI receptacle.

The electrical wiring is copper, installed in EMT conduit. Flexible metal conduit is used to the lighting fixtures.

LIGHTING:

Site lighting is provided by city-owned, metal pole light standards, located along the street. Four property owned pole mounted lamps located along the sidewalks on the north and west sides of the building.

Exterior building illumination is provided by surface-mounted lamps at the building entrance and at the south parking area using high intensity discharge (HID) metal halide lamps.

The building's interior light fixtures are recessed, parabolic fluorescent "standard" diffuser, two-foot by four-foot fixtures with 120 Volt, 32 watt, T8, 5,000k lamps. Variations of the standard fixtures are two foot by two foot fixtures, using either straight or U lamps. Fixtures vary having two, three or four lamps per fixture.

The stairways light fixtures are surface-mounted four foot strip fixtures with two, T-8 lamps.

Mechanical spaces have industrial strip lighting fixtures with fluorescent T-12, 5,000 k lamps.

COMMUNICATION:

The telephone and fiber optics are supplied by local utilities. The services are run to the main communication room, located on the basement level.

SECURITY:

Site security is provided by Department of Agriculture Protective Operations Division. Surveillance of the property is assisted by two digital camera CCTV system. Fixed position cameras are placed at the loading dock and the main building entrance. The monitor is located at the security desk on the main floor and is also monitored in the main security office in the Agriculture South Building. No glass breakage sensors are mounted along the first floor windows.

The public entry to the building is screened by metal detectors, x-ray machines manned by the Department of Agriculture Special Police. Other entries to the parking areas, garage and secured building areas are card reader accessed.

ELEVATORS

There are a total of two traction passenger elevators. The elevators were manufactured by Mid-America Elevator Company. Each elevator has a rated capacity of 3,000 pounds. The elevator machinery is located in a penthouse at the top of the shaft.

One elevator serving the mezzanine levels serves as a passenger and freight elevator and has a rated capacity of 3,500 pounds.

Each passenger elevator cab has carpeted floors, plastic-laminated wall panels, and recessed ceiling light fixtures. The mezzanine elevator cab has wood block floors, stainless steel wall panels and surface mounted light fixtures. The doors are fitted with electronic safety stops. Emergency communication equipment is provided in each cab.

REQUIREMENTS

All costs in USD.

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Air handling Units: Aged	D3041-Air Distribution Systems	Reliability	4 - 5+ Years	09/17/2017	399,479
Air Mixing Boxes: Aged	D3041-Air Distribution Systems	Beyond Useful Life	4 - 5+ Years	09/17/2017	94,765
Building Automation System: Obsolete	D3068-Building Automation Systems	Modernization	3 - Within 3 to 5 Years	09/17/2010	181,414
Carpeting: Worn	C3025-Carpeting	Appearance	3 - Within 3 to 5 Years	09/20/2010	163,613
Chiller: Aged	D3031-Chilled Water Systems	Reliability	4 - 5+ Years	01/01/2023	75,724
Cooling System: Aged	D3032-Direct Expansion Systems	Capacity/Design	3 - Within 3 to 5 Years	09/17/2010	9,464
Doors: Rehang	C1023-Interior Door Hardware	Life Safety	1 - Immediate / First Year	09/05/2008	2,375
Electrical: Energy Deficient Lighting	D5022-Lighting Equipment	Energy	4 - 5+ Years	09/10/2017	81,163
Exterior Steps: Worn Front Steps	C2010-Stair Construction	Appearance	2 - Within 1 to 2 Years	09/28/2009	1,317
Exterior Wall: Damaged	B2011-Exterior Wall Construction	Reliability	1 - Immediate / First Year	09/28/2008	56,405
Exterior Walls: Stained Limestone Trim and Belt Courses	B2011-Exterior Wall Construction	Appearance	3 - Within 3 to 5 Years	09/11/2010	125,352
Exterior Window Frames: Rust	B2021-Windows	Appearance	2 - Within 1 to 2 Years	09/28/2009	75,766
Fire Alarm System: Inadequate	D5037-Fire Alarm Systems	Life Safety	5: Does Not Meet Current Codes/Standards	10/02/2017	420,390
Fire Pump: Replace	D40-Fire Protection	Life Safety	1 - Immediate / First Year	09/29/2008	98,982
Fire Rated Doors	D4090-Other Fire Protection Systems	Life Safety	5: Does Not Meet Current Codes/Standards	10/02/2017	335,131
Heat Exchanger: Aged	D2023-Domestic Water Supply Equipment	Reliability	4 - 5+ Years	09/17/2017	7,027
Interior Doors: Corridor Doors & Trim	C1021-Interior Doors	Capacity/Design	2 - Within 1 to 2 Years	09/19/2009	116,469
Interior Finishes: Corridor Walls & Ceilings	C3012-Wall Finishes to Interior Walls	Appearance	3 - Within 3 to 5 Years	09/25/2010	2,376,485
Interior Finishes: Office Area Walls	C3012-Wall Finishes to Interior Walls	Appearance	3 - Within 3 to 5 Years	09/19/2010	130,844
Interior Wall: Damaged	C3010-Wall Finishes	Reliability	2 - Within 1 to 2 Years	09/28/2009	2,793

All costs in USD.

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Lightning Protection: Install	D40-Fire Protection	Life Safety	1 - Immediate / First Year	09/10/2007	23,518
Paving: Sealcoating	-	Reliability	3 - Within 3 to 5 Years	09/27/2010	33,792
Pointing: Failure	B2011-Exterior Wall Construction	Reliability	3 - Within 3 to 5 Years	09/26/2010	80,350
Roofing: Aged	B3010-Roof Coverings	Beyond Useful Life	2 - Within 1 to 2 Years	09/27/2009	130,019
Sealant: Failure	B2011-Exterior Wall Construction	Beyond Useful Life	3 - Within 3 to 5 Years	09/28/2010	25,483
Signage: Missing	D5010-Electrical Service and Distribution	Life Safety	1 - Immediate / First Year	09/27/2008	3,144
Sprinkler Coverage: Incomplete	D4010-Sprinklers	Life Safety	1 - Immediate / First Year	10/02/2008	432,135
Steam Valves: Aged	D3023-Auxiliary Equipment	Reliability	4 - 5+ Years	09/17/2017	9,176
Water heater: Aged	D2022-Hot Water Service	Reliability	3 - Within 3 to 5 Years	04/01/2011	10,042
Windows: Paint Failure	C-Interiors	Appearance	2 - Within 1 to 2 Years	09/21/2009	10,124
Total					5,512,741



Requirement Crosstab Report

by System Group and Priority

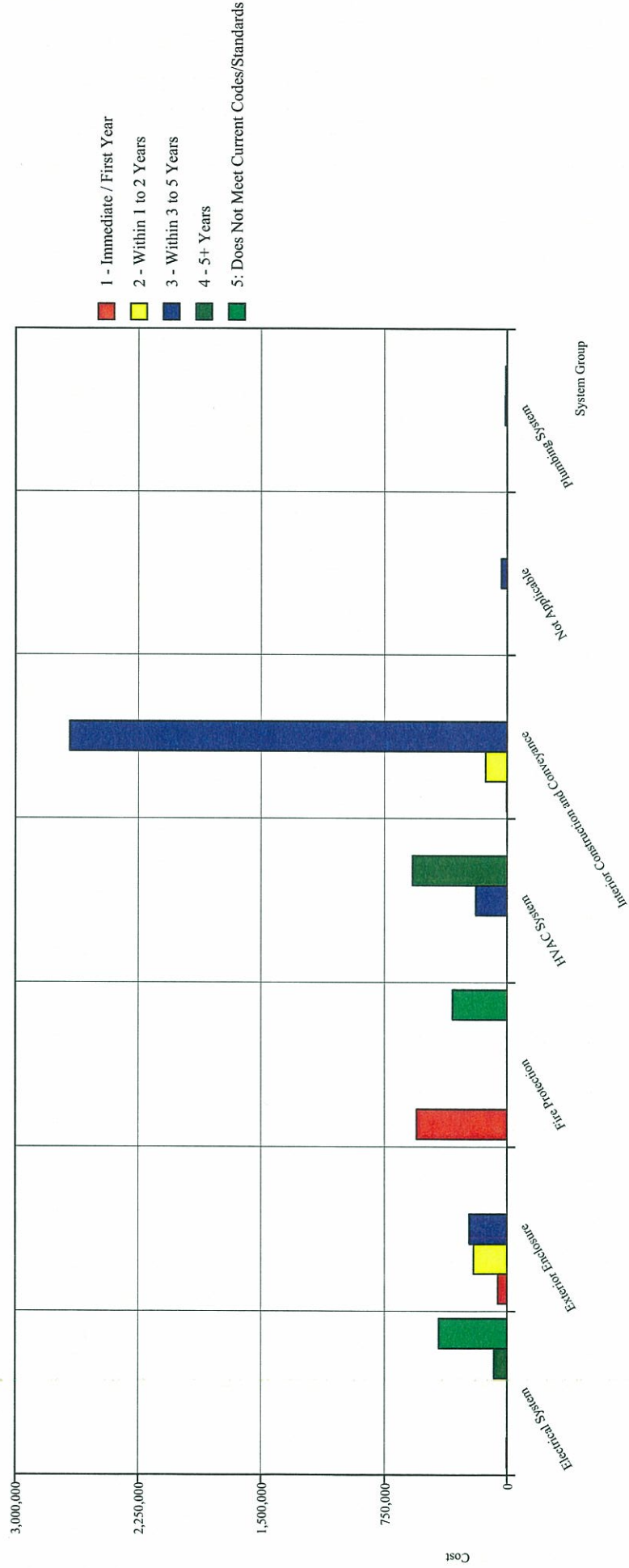
Region:
11 - National Capital Region

Service Center:
DC Service Center

Asset Name:
Agriculture South Annex (Cotton)

System Group and Priority	1 - Immediate / First Year	2 - Within 1 to 2 Years	3 - Within 3 to 5 Years	4 - 5+ Years	5: Does Not Meet Current Codes/Standards	Total
Electrical System	3,144	0	0	81,163	420,390	504,697
Exterior Enclosure	56,405	205,785	231,185	0	0	493,375
Fire Protection	554,635	0	0	0	335,131	889,766
HVAC System	0	0	190,878	579,144	0	770,022
Interior Construction and Conveyance	2,375	130,703	2,670,942	0	0	2,804,020
Not Applicable	0	0	33,792	0	0	33,792
Plumbing System	0	0	10,042	7,027	0	17,069
Total	616,559	336,488	3,136,839	667,334	755,521	5,512,741

All costs in USD.



All costs in USD.